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TDD 410-313-2323

Planning Board Meeting of May 24, 2012

Project Name: Minstrel Crossing II
Minstrel Crossing Subdivision, Lots 24 through 28

DPZ Recommendation: *Approval subject to compliance with DED comments.*

Vicinity Map: SDP-07-078

NORTH

NOT TO SCALE

Vicinal Properties: The development is bounded on the north by Snowden River Parkway, a Howard County intermediate arterial road. The properties in the immediate vicinity (east and south) of the proposed development are part of the Minstrel Crossing subdivision and portions of these are currently under construction; uses include a bank and two hotels. Properties outside the Minstrel Crossing subdivision consist of older developments of the EGU (Employment – Guilford) subdivisions.

Site History:

- 06/02/1969, 05/31/1985: Final Development Plans FDP-055 and FDP-099-A-I recorded, establishing and amending map and/or criteria governing subject property.
- 11/16/2007: Plat No. 19555 recorded, resubdividing E.G.U. Subdivision Section 2, Area 2, Lots 7 & 8 and EGU Subdivision Section 2, Area 4, Parcels A & B and establishing Minstrel Crossing, Lots 24 through 28.
- 12/11/2007: Site Development Plan SDP-06-124, Minstrel Crossing approved, consisting of commercial development (Chevy Chase Bank) on Lot 24.
- 08/08/2008: Site Development Plan SDP-07-078, Minstrel Crossing II approved, consisting of commercial development (Hampton Inn & Suites and Springhill Suites) on Lots 26 and 28.
- 11/29/2011: Present redline revision to Site Development Plan SDP-07-078 submitted to DPZ by petitioner.

Site Improvements - Proposed site improvements include the addition of a one-story retail and restaurant building, a one-story retail and vehicle service building, and parking and associated site improvements.

Storm Water Management (SWM) - Stormwater management for the impervious surface existing at the time of original approval of SDP-07-078 is provided by an existing facility located south of Berger Road. Since onsite impervious surfaces were reduced by 20% by SDP-07-078, including the area of this redline revision, stormwater management is not required.

Environmental Considerations - There are no wetlands, streams, buffers or 100-year floodplain areas located within the subject property.

Landscaping - This project complies with the Howard County New Town Alternative Compliance provision of the Howard County Landscape Manual. An approval letter dated January 20, 2012 from The Howard Research and Development Corporation, Architectural Review Committee has been received by the Department of Planning and Zoning.

Evaluation and Conclusions – Site Development Plan complies with all applicable requirements of Final Development Plans FDP-055 and FDP-099-A-I, as follows:

- **Setback Requirements (Criteria Items 6 and 6C-2):**

A 50' structure setback from the right-of-way of a principal and intermediate arterial highway, a 25' structure setback from the right-of-way of any public street, road, or highway, and a 100' structure setback from the boundary line of any residential district is imposed on development located in this area. The development proposed by the redline revision complies with these criteria.

- **Permitted Uses (Criteria Items 7):**

All uses permitted in the M-1 Zoning District (Manufacturing: Light), generally a mix of manufacturing, warehousing, and businesses uses with provisions for limited retail sales, are permitted on this property. This project complies with this criterion since it proposes restaurant, retail and vehicle service uses.

- **Height Requirement (Criteria Items 8):**

A height limitation of 50' is imposed on structures located on the property except in accordance with a site development plan approved by the Planning Board. The height of the buildings proposed as part of the redline revision does not exceed 25'-4", well below the existing Building 'B' height of 49'-2" approved by the Planning Board on April 10, 2008.

- **Parking Requirements (Criteria Items 9):**

The parking requirement imposed on the commercial land use for this phase of Columbia consists of five parking spaces required for each 1,000 square feet of net leasable area devoted to commercial retail sales uses including restaurants. Since the relevant FDP's do not address parking requirements for vehicle service uses based on the number of service bays, Zoning Regulations Subsection 133.D.4.p. was used. The parking required for the entire project is 369 spaces; 406 total spaces will be provided. Therefore, based on the net leasable area and number of service bays proposed, the project remains compliant with the parking requirements.

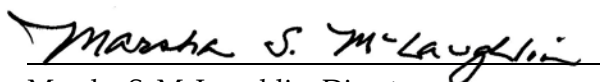
- **Coverage Requirements (Criteria Items 12):**

As stated by the relevant FDP's, no more than 50 percent of the land within any lot may be covered by buildings or other major structures, except as approved by the Planning Board. The redline revision results in 22.35 percent coverage of Lot 27 by buildings or major structures and 17.00 percent coverage of the Minstrel Crossing, Lots 24 - 28 subdivision. The proposed coverage of Lot 27 complies with the coverage requirements.

SRC Action: The DPZ, Development Engineering Division (DED) by letter dated May 7, 2012 notified the petitioner that the site development plan revision had been rejected; however, the DED anticipates timely approval of the revision since it remains contingent only on approval of plans for extension of a water main contract and approval of a redline revision for Minstrel Way improvements.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends approval of the redline revision of Site Development Plan SDP-07-078, subject to the petitioner's compliance with outstanding DED comments.



Marsha S. McLaughlin, Director
Department of Planning and Zoning

5/10/12

Date